RENTAL MARKET REPORT

Calgary CMA

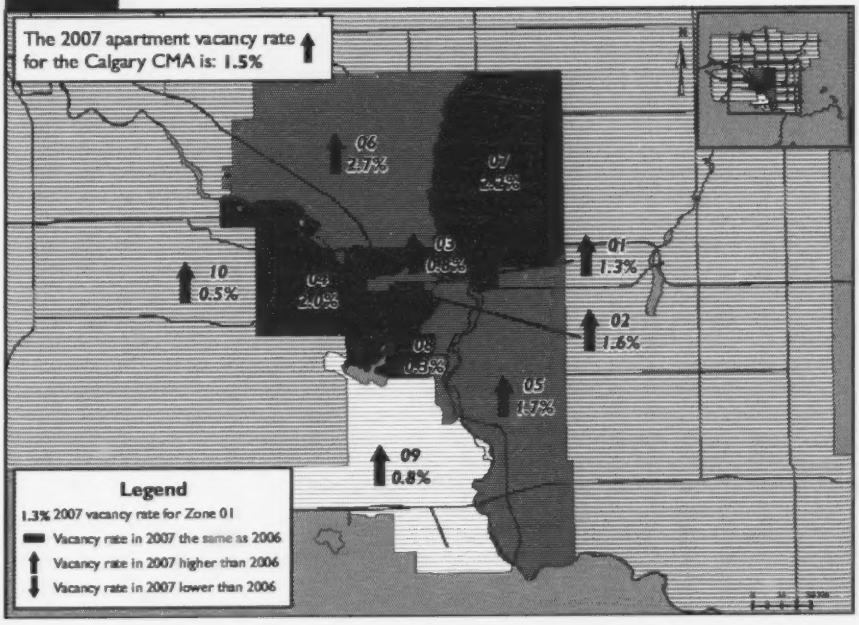
Canada Mortgage and Housing Corporation

Release Date: 2007

Highlights

- Apartment vacancy rate in the Calgary CMA rose one percentage point, from 0.5 per cent to 1.5 per cent.
- Average rent for a two-bedroom apartment unit increased by $129 per month in 2007 to $1,089 per month.
- The vacancy rate for row (town house) rentals increased to 2.1 per cent, up from 0.7 per cent in 2006.
- Calgary's 2007 rental stock had 2,183 fewer apartments and 391 fewer row units than in 2006.
- Conversion of rental stock to condominium amounted to 1,917 units in 2007, comprised of 1,570 apartment units and 347 row units.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres		
	Oct-06	Oct-07
Abbotsford	2.0	2.1
Barrie	2.8	3.2
Brantford	2.3	2.9
Calgary	0.5	1.5
Edmonton	1.2	1.5
Gatineau	4.2	2.9
Greater Sudbury	1.2	0.6
Guelph	2.8	1.9
Halifax	3.2	3.1
Hamilton	4.3	3.5
Kelowna	0.6	0.0
Kingston	2.1	3.2
Kitchener	3.3	2.7
London	3.6	3.6
Moncton	5.6	4.3
Montréal	2.7	2.9
Oshawa	4.1	3.7
Ottawa	2.3	2.3
Peterborough	2.8	2.8
Québec	1.5	1.2
Regina	3.3	1.7
Saguenay	4.1	2.8
Saint John	6.8	5.2
Saskatoon	3.2	0.6
Sherbrooke	1.2	2.4
St. Catharines-Niagara	4.3	4.0
St. John's	5.1	2.6
Thunder Bay	4.9	3.8
Toronto	3.2	3.2
Trois-Rivières	1.0	1.5
Vancouver	0.7	0.7
Victoria	0.5	0.5
Windsor	10.4	12.8
Winnipeg	1.3	1.5
Total	**2.6**	**2.6**

NATIONAL VACANCY RATE UNCHANGED AT 2.6 PER CENT IN OCTOBER 2007

The average rental apartment vacancy rate in purpose built apartment buildings with three or more units in Canada's 34 major centres[1] was unchanged at 2.6 per cent in October 2007 compared to a year ago. The centres with the highest vacancy rates in 2007 were Windsor (12.8 per cent), Saint John (5.2 per cent) and Moncton (4.3 per cent). The centres with the lowest vacancy rates were Kelowna (0.0 per cent), Victoria (0.5 per cent), Greater Sudbury (0.6 per cent) and Saskatoon (0.6 per cent).

Strong employment growth, solid income gains, and high immigration levels continued to support strong demand for both ownership and rental housing. The rising gap between the cost of home ownership and renting also kept demand strong for rental accommodation. However, modest rental construction and increased competition from the condominium market offset the strong rental demand, keeping the rental apartment vacancy rate unchanged from a year earlier. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,089), Vancouver ($1,084), Toronto ($1,061) and Ottawa ($961), followed by Edmonton ($958) and Barrie ($934).

The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($487) and Saguenay ($490).

Year-over-year comparison of rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres except Windsor where the average rent in existing structures was essentially unchanged for a second consecutive year. The largest rent increases occurred in markets where vacancy rates were quite low. Rents in existing structures were up 18.8 per cent in Edmonton, 15.3 per cent in Calgary, 13.5 per cent in Saskatoon, 7.7 per cent in Greater Sudbury and 7.0 per cent in Kelowna. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 3.5 per cent between October 2006 and October 2007.

CMHC's October 2007 Rental Market Survey also covers condominium apartments offered for rent in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec. In 2007, vacancy rates for rental condominium apartments were below one per cent in four of the seven centres surveyed. Rental condominiums in Vancouver had the lowest vacancy rate at 0.2 per cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

apartments at 2.4 per cent and 3.8 per cent in 2007, respectively. The survey showed that vacancy rates for rental condominium apartments in 2007 were lower than vacancy rates in the conventional rental market in Vancouver, Calgary, Toronto and Ottawa, the same in Edmonton, and higher in Québec and Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,533), Vancouver ($1,435), and Calgary ($1,217). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2007.

CALGARY 2007 RENTAL MARKET SURVEY

More Vacant Apartments in 2007

The apartment vacancy rate in the Calgary Census Metropolitan Area (CMA) increased from the record low level of 0.5 per cent in October 2006 to 1.5 per cent in October 2007. The CMHC October 2007 rental market survey found 583 vacant privately-owned apartments in the Calgary CMA, 372 units more than the 211 units vacant reported in October of 2006. The increased apartment vacancies can be attributed to a moderation in net migration (fewer people coming than leaving Calgary) and tenants moving to homeownership.

By year-end 2007, net migration to the CMA is projected to come in at about 22,000 before lowering to 18,000 people in 2008. At the provincial level in 2007, net migration to Alberta is already easing from 2006 and is projected to continue to moderate in 2008. Many areas in Canada are experiencing low levels of unemployment. The national unemployment rate in the fall of 2007 dipped below six per cent, reaching 33 year lows. Moreover, this will allow more job seekers to find employment opportunities closer to home rather than relocating. The lower level of net migration to Alberta has already impacted Calgary's net migration count. In the City of Calgary's annual civic census, done in April of each year, the City reported net migration by April 2007 had reached 17,631 people, down 7,926 people from the 25,557 people in April 2006. The drop of over 31 per cent in net migration to the City has eased the demand for rental accommodations and put upward pressure on the apartment vacancy rate.

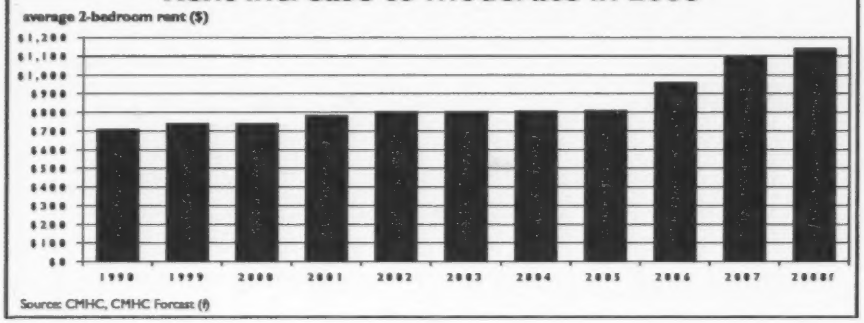
The two year trend of declining vacancy rates in the 10 sectors comprising the Calgary CMA reversed directions in 2007. Total vacancy rates increased in all 10 zones as compared to 2006. The fall survey of 2006 showed the Southeast (Zone 5) had the highest vacancy rate at 1.1 per cent. In 2007, three zones had a vacancy rate of two per cent or higher. The Northwest (Zone 6) had the highest vacancy rate at 2.7 per cent, followed by Northeast (Zone 7) at 2.2 per cent, and then the Southwest (Zone 4) at two per cent. The Chinook area (Zone 8) had the lowest vacancy rate at 0.3 per cent, followed by the 0.5 per cent in the Other Centres in the CMA outside the City of Calgary (Zone 10). Of the 583 vacant apartment units in the Calgary CMA, about 27 per cent were in the Beltline (Zone 2), 21 per cent in the Northwest (Zone 6), and 17 per cent in Southwest (Zone 4). The remaining vacant units were scattered throughout the CMA.

By bedroom type, the vacancy rate in 2007 ranged from a low of 1.4 per cent for a bachelor unit to a high of 2.4 per cent for a three-bedroom unit or larger. The range of vacancy

Figure 2

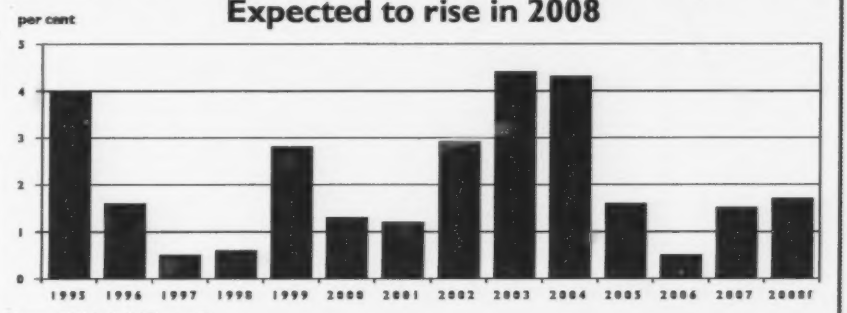
Calgary CMA- Average Apartment Rent

Rent increase to moderate in 2008



Source: CMHC, CMHC Forcast (f)

Figure 3



rates in 2007 has widened and increased from 2006 when the lowest vacancy rate was 0.5 per cent for a one or two-bedroom unit and the highest vacancy rate was 0.8 per cent for a bachelor or three-bedroom unit and larger.

Vacancy rates drifted higher in all structure sizes too. The total average vacancy rate ranged from 1.4 per cent in buildings with 100 or more units to 1.8 per cent in buildings with six to 19 units. People looking for accommodations in the rental market will find a bit more choice in all building sizes as compared to last year when vacancy rates ranged from 0.2 per cent in large apartment buildings (100 + units) to 1.1 per cent in small rental buildings (three to five units).

Rents Increased in 2007

Private total average apartment rents in the Calgary CMA increased across the board, in every zone, for every bedroom type, in all structure sizes, regardless of the year of construction. The total average rent in the metropolitan area rose by an average of $123 in 2007, climbing from $851 to $974 per month. The average rent for a two-bedroom apartment rose by $129 per month, from $960 in 2006 to $1,089 in 2007. In the fixed sample of existing structures, the average two bedroom rent rose by 15.3 per cent in 2007, moderating from the 19.5 per cent increase in 2006. By year of construction, total average rents were higher in newer buildings than older buildings, ranging from $822 per month in pre 1960 built units to $1,274 in units constructed after 1999.

The average apartment rent was most expensive at $1,552 per month for a three-bedroom or larger apartment in the Beltline (Zone 2). The least expensive area for a three-bedroom or larger apartment was in the Southeast (Zone 5) were the average rent was $813 per month. For two-bedroom apartments in the City of Calgary, the average rent ranged from a high of $1,145 in the Beltline to a low of $953 in North Hill (Zone 3). The Downtown (Zone 1) area had the highest one-bedroom average rent at $984 with North Hill the lowest at $768. In the City of Calgary, bachelor rents were the cheapest in the Northwest (Zone 6) at $578 and most expensive in Fish Creek (Zone 9) at $781 per month.

More Rental Stock Converted to Homeowner Condominiums

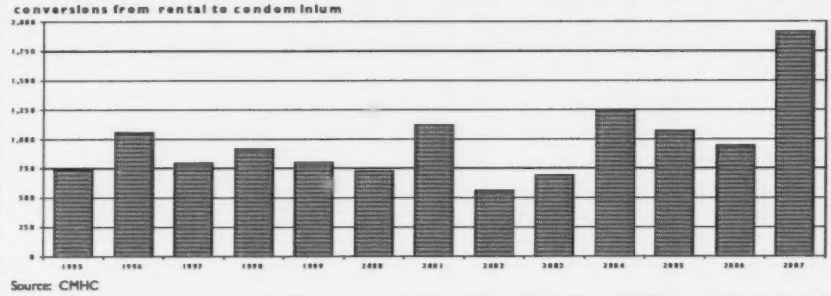
Rental apartment units continued to be converted to condominiums in 2007 contributing to the decline in the rental apartment universe. The rental apartment universe declined from 40,333 units in 2006 to 38,150 units in 2007, a decrease of 2,183 units or 5.4 per cent. The decline of rental stock is primarily because of conversion of units from rental tenure to homeownership as 1,570 rental units were converted to condominium. The remaining 613 apartment units were not available to the rental market for a variety of reasons including renovation, demolition, fire, etc.

The universe of rental apartment units declined in every zone of the CMA except for the Northeast (Zone 7) where the universe of apartments was unchanged in 2007 from 2006. North Hill (Zone 3) had the largest decline where the rental apartment universe shrank by over 10 per cent to 3,388 units. The Northwest (Zone 6) and Downtown (Zone 1) both experienced a significant decease in their universe size of eight and seven per cent, respectively. In absolute units, the decline was most prevalent in the Beltline (Zone 2) where the

Figure 4

Condominium Conversions from Rental

Conversions to homeownership accelerated in 2007



Source: CMHC

apartment rental universe declined by 455 units to 10,109.

There have been 20 rental starts this year of which only four units have been targeted for market rental. The very low level of rental construction in the Calgary CMA has not been able to offset the level of rental conversions to condominium. In terms of overall cost, the Calgary apartment construction price index increased by over 21.9 per cent, year-over-year since October 2006, and by June 2007 it had reached a price growth rate of 23.4 per cent year-over-year June. Meanwhile, the increase in fixed sample rents over the past two years has been 19.5 per cent and 15.3 per cent over a similar period in 2006 and 2007, respectively. The recent increases in rent have been exceeded by apartment construction cost and this gap widen in the past year. With construction cost growing faster than revenues, this would indicate a high level of market rental construction to be unlikely in 2008.

Condominium conversions have reduced the supply of rental apartment units in the market place and to some extent this has kept the average apartment vacancy rate lower than it would be in the hypothetical case of no conversion activity. Holding all things constant, if the 1,570 converted rental units were counted as vacant this would have increased the average apartment vacancy rate from 1.5 per cent to 5.6 per cent. And of course, this would have increased the availability rate.

More Apartments Available

A rental unit is considered available if the existing tenant has given or has received notice to move, and a new tenant has not signed a lease or the unit is vacant. A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

The availability rate reveals the intensions of tenants and landlords and provides a glimpse of the future state of the rental market with respect to availability. Calgary's apartment availability rate increased from 1.6 per cent, in the October 2006 survey, to 2.9 per cent, in the October 2007 survey, up 1.3 percentage points from the previous year. The 2.9 per cent availability rate translates to approximately 1,106 apartment units available for rent, 461 units more than the 645 apartment units available a year earlier. The rise in the availability rate suggests that those looking for rental accommodation should find it easier now than in 2006.

The availability rate for all bedroom types, ranged from 2.4 per cent to 3.1 per cent. Geographically, there was a significant difference in availability, the Southwest (Zone 4) and the Northwest (Zone 6) both had an availability rate of 3.8 per cent while it was much harder to find an apartment in North Hill (Zone 3) where the rate was at 1.3 per cent. The highest availability was for bachelor apartment units in the Southeast (Zone 5) where the availability rate was 5.7 per cent.

Row (Townhouse) Vacancies Rise

Similar to the apartment rental vacancy rate the row vacancy rate increased from 2006. In 2007, the row vacancy rate in the Calgary CMA rose to 2.1 per cent, a 1.4 percentage point increase from the 0.7 per cent level of 2006. The row vacancy rate increased in all zones

and for all bedroom type from 2006. At the time of the October 2007 survey, there were 87 vacant row units, an increase of 56 units from the 31 vacant row units in October 2006.

The highest row vacancy rate of 3.9 per cent was found in the Southeast (Zone 5). The vacancy rate was the lowest in North Hill (Zone 3) at zero per cent, the same as last year. Vacancy rates by bedroom type ranged from zero for a bachelor row unit to 2.4 per cent for a two-bedroom unit.

The availability rate for row rental housing increased significantly from 1.6 per cent in 2006 to 3.4 per cent in 2007, a rise of 1.8 percentage points. By bedroom type, the availability rate of 4.1 per cent was the highest for a two-bedroom row house unit. By location, the Southeast (Zone 5) had the highest availability rate of 6.5 per cent while the North Hill (Zone 3) had the lowest at zero per cent.

Similar to apartment rents, row average rents increased in all bedroom types and in all geographical locations. The total average rent for a row unit was reported to be $1,070 per month. The average two-bedroom rent for a row unit was $1,037. The least expensive two-bedroom row rentals were found in the Southwest (Zone 4) where the average rent was $905 per month.

The row rental universe was reduced from 4,513 units in 2006 to 4,122 units in 2007, representing an 8.7 per cent decline. The primary reason for the shrinking row rental universe was the conversion to condominium homeownership. Of the 391 units taken out of the row rental stock 347 units were converted to condominiums. As of October 2007, there was no row rental construction in the Calgary CMA.

RENTAL MARKET OUTLOOK

Vacancies Begin to Increase

The demand for rental accommodation remains strong in the Calgary CMA but a drop in net migration has begun to ease demand pressure in the rental market. Net migration is projected to have moderated in 2007 from 2006, and a lower level of net migration is forecasted for 2008 as economic opportunities have improved outside of Calgary. The rapid escalation in housing cost relative other parts of the country will also impact net migration to Calgary. Vacancy rates in the Calgary CMA bottomed in 2006 at the record low level of 0.5 per cent and rose to 1.5 per cent in 2007. Demand in the rental market is projected to moderate in 2008 with the average vacancy rate forecasted to rise to 1.7 per cent. Higher homeownership cost will keep some tenants in the rental market but lower migration flows are the primary risk to the 2008 vacancy rate forecast.

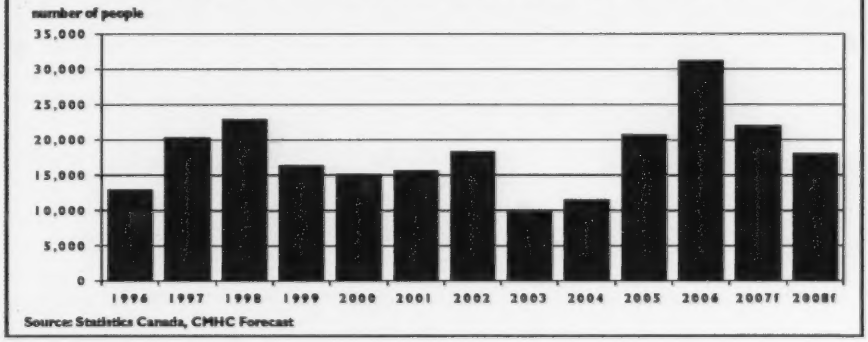
Rental Increases to Moderate in 2008

After two consecutive years of double digit rent increases, in the same sample rent of existing structures, rents are unlikely to rise as rapidly in 2008. The easing of net migration to Calgary and increased number of vacant apartments and higher level of availability will moderate rent increases in 2008. Rental incentives were unheard of in 2006 but have begun to sporadically

Figure 5

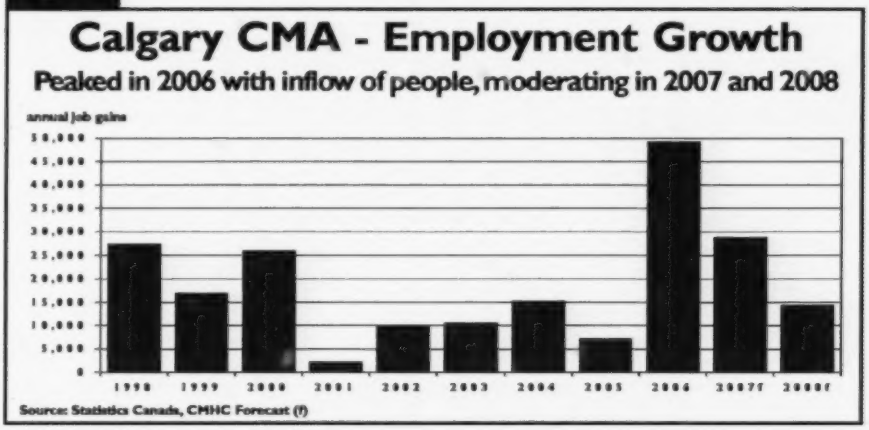
Calgary CMA – Net Migration

Easing in 2007 and 2008, will impact housing demand



Source: Statistics Canada, CMHC Forecast

Figure 6



appear indicating that some units are not being rented as quickly as desired. Labour cost associated with rental increases are moderating. Wage growth in Calgary, for example, has come down from double digit growth rate to below five per cent and this should be reflected in rents. In 2008, the average two-bedroom apartment rent is projected to reach $1,140.

SECONDARY RENTAL MARKET

Condominium Rental Market Survey

Rental Condo Units Expanding

Even though there is very little purposely built rental construction in the Calgary CMA, rental accommodations are growing via condominiums for rent. Investors are buying homeowner product and changing the tenure type to rental.

The number of rental condominium units grew rapidly at 37.1 per cent, increasing from 4,704 units in 2006 to 6,447 in 2007. Last year approximately 17.6 per cent of condominium apartments were rented and this grew in 2007 to 21.4 per cent, indicating that over one-in-five condominium apartments are rented. The condominium universe expanded to 30,109 units in 2007, up 12.8 per cent from 2006. With a record level of condominium units under construction in the Calgary CMA, condominium units for rent will likely expand in the coming year as the investor purchased condominiums are completed and put up for rent.

Condo Vacancy Rate Unchanged

Unlike the purpose built rental apartment vacancy rate that rose to an average of 1.5 per cent, the condo rental vacancy rate did not increase. The overall rental condo vacancy rate of 0.7 per cent was unchanged from last year. However, by geographical location there was variance in the vacancy rate. In the Core sub area the average vacancy rate was 1.2 per cent where as it was zero per cent in the East and 0.2 per cent in the West. There was less variance in the condo vacancy by size of building. The condo vacancy rate ranged from a high of 0.9 per cent in buildings with a hundred or more units to zero per cent in small building of three to nine units.

Condo Average Rent Almost Unchanged from 2006

In October 2007, the average rent for a two-bedroom condominium unit was $1,217 per month, not much different from the average rent of $1,212 a year earlier. The average two-bedroom rent for a purpose built rental apartment unit was $1,089 in 2007, significantly less than the two-bedroom rent for a condominium apartment. The difference in rent is primarily because rental condominium units are built for homeownership and tend to come with more and better amenities and thus command a premium. Location was also a factor in rents. The highest average two-bedroom rent of $1,370 per month was found in the Core area, less expensive was a two-bedroom condo in the East area where rents averaged $1,046.

Other Secondary Rental Market Survey

In this initial report on secondary rented units in Calgary, CMHC is pleased to report on single-detached,

semi-detached, row and duplex units as well as other-primary accessory suites. The secondary rented units exclude both condominium apartments and apartments in purpose built rental structures of three or more units.

Number of Households in the Secondary Rented Units

The number of households renting in the secondary market is estimated to be 49,052 units. Since this is the first survey for the Calgary CMA there is no comparable figure from last year. However, it is noteworthy that the number of households renting in this secondary market is larger than the combined total of all the other sources of rental stock. In October 2007, the rental universe for purpose built rental apartments was 38,150, the row rental universe was 4,122, and rental condominium units amounted to 6,447, combined these units total to 48,719. In the Calgary CMA, the grand total of all rental units amounted to 97,771 units of which over 50 per cent were households living in a secondary unit - somewhat of a misnomer in that these units are the primary source for rental accommodations.

In terms of dwelling type, semi-detached, row and duplex units were the most common type of property rented, accounting for 21,406 units are about 44 per cent of this market. Single-detached units were also very popular with 19,305 households or about 39 per cent of the share. The third category, accessory suites, which include suites and basement apartments, accounted for 8,315 households or about 17 per cent of tenants chose this type rental in the secondary rental market.

Secondary Average Rents

The secondary average rent was $1,045 and ranged from $789 per month for an accessory suite to $1,242 for a single-detached house. The average two-bedroom single-detached home rented for $1,043 per month. In general, secondary rented units were less expensive than purpose built rental apartments. In particular, accessory suites were the most affordable type of accommodation. The average two bedroom rent of an accessory suite was $763 per month as compared to $1,089 paid for the average two-bedroom apartment.

RENTAL AFFORDABILITY INDICATOR

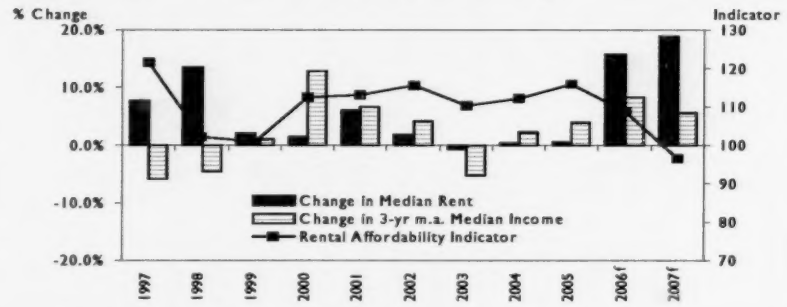
The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. One generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing.

The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the income required to pay for the median rent for a two-bedroom apartment in the centre in which they live using the 30 per cent benchmark. The three-year moving average of median income of households in a centre is in fact divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Rental affordability in Calgary has gone through both lows and highs in the past nine years. The lowest level of the indicator was in 1999, when the level dropped to 101. For the next two years, strong gains in income (12.8 per cent in 2000 and 6.7 per cent in 2001) and moderate rent growth pushed the indicator up. In 2003 affordability declined in Calgary, a direct result of the decline

Figure 7

Calgary CMA – Affordability Indicator



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC, CMHC Forcast (f)

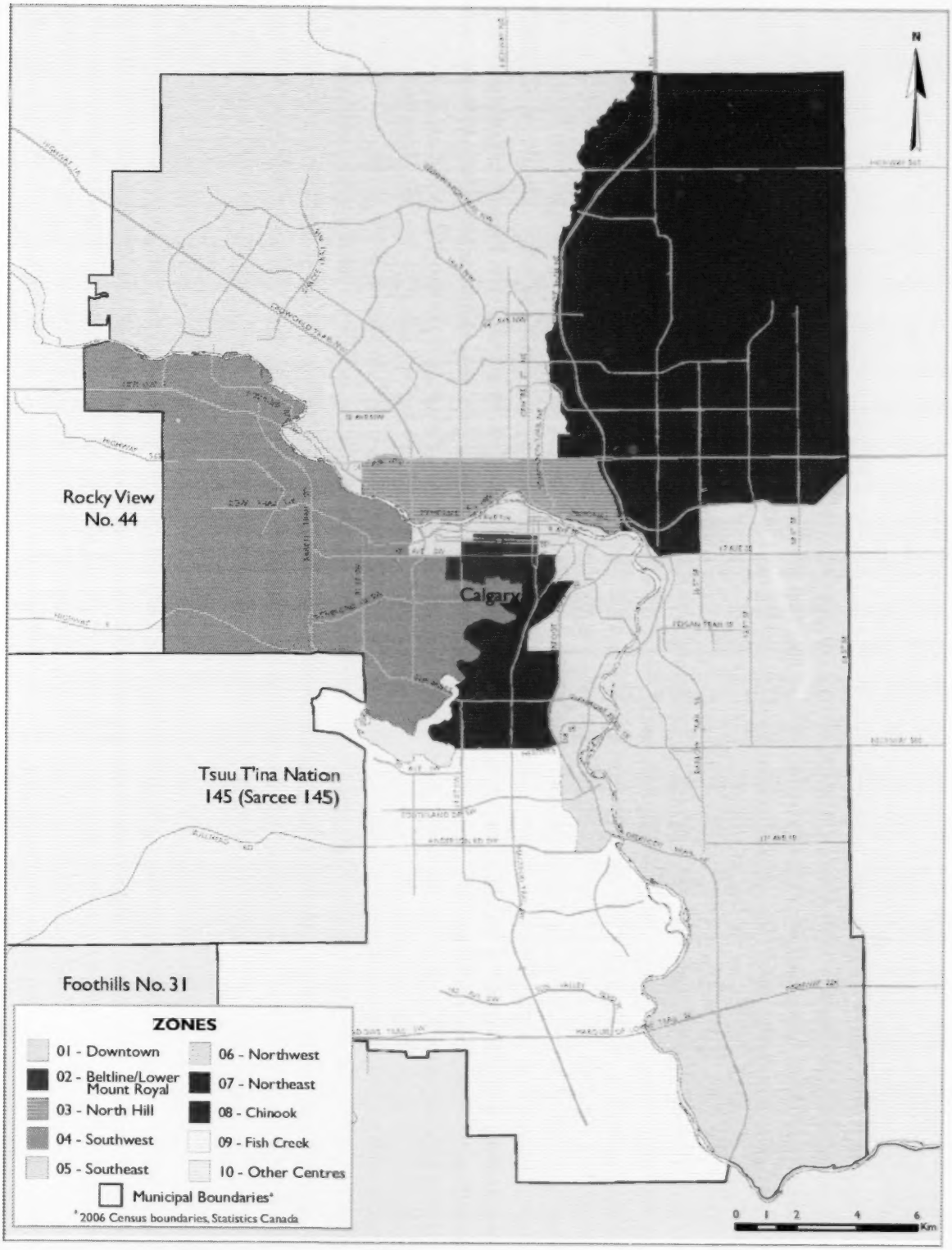
in renter income. In 2004 and 2005, the indicator for the Calgary market rose, meaning that affordability at the median improved. This was the result of stable rent levels and increasing incomes. In 2006, in Calgary, the median price of a two-bedroom rental apartment jumped 15.8 per cent. At the same time, the growth of the three-year moving average of median income of renter households increased an estimated 8.4 per cent. Since the median rent grew at a faster pace than the median renter household income, the rental indicator in Calgary fell. Affordability is forecast to decline in 2007 from 109 in 2006 to 97 in 2007. An 18.9 per cent increase is forecast for the median rent in Calgary, while the median income of renter households will grow at only a third of that pace.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2006 vs. $550 in 2007 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2006 and 2007 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.


N
Rocky View
No. 44
Calgary
Tsuu T'ina Nation
145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1 2 4 6
Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
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1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Numbe.. of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Calgary, Edmonton, Abbotsford and Kelowna Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

* **New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	0.3 a	0.0 c	0.0 b	1.4 a	0.1 b	1.3 a	**	5.1 d	0.1 b	1.3 a
Zone 2 - Beltline	**	2.2 c	0.7 a	1.3 a	0.3 a	1.9 a	2.0 c	2.1 c	0.6 a	1.6 a
Zone 3 - North Hill	0.0 c	0.0 c	0.3 b	0.7 b	0.0 c	0.7 a	0.0 d	**	0.1 b	0.8 a
Zone 4 - Southwest	0.0 d	**	0.6 a	2.7 b	1.2 a	1.5 a	0.0 c	**	0.8 a	2.0 b
Zone 5 - Southeast	0.0 a	0.0 a	0.8 a	3.4 a	1.0 a	0.5 a	2.7 c	1.5 a	1.1 a	1.7 a
Zone 6 - Northwest	0.0 d	0.0 d	1.2 a	2.2 c	0.9 a	3.1 c	**	**	1.0 a	2.7 b
Zone 7 - Northeast	n/s	n/s	0.1 a	1.7 a	0.2 a	2.5 a	**	2.9 c	0.2 a	2.2 a
Zone 8 - Chinook	2.2 a	0.0 c	0.1 a	0.4 a	0.1 a	0.3 a	0.0 c	0.0 c	0.1 a	0.3 a
Zone 9 - Fish Creek	0.0 a	0.0 b	0.6 a	0.9 a	0.5 a	0.7 a	1.0 a	1.5 a	0.5 a	0.8 a
Calgary City (Zones 1-9)	0.9 a	1.4 a	0.5 a	1.5 a	0.5 a	1.5 a	0.8 a	2.4 c	0.5 a	1.5 a
Zone 10 - Other Centres	0.0 a	0.0 a	0.0 a	0.9 a	0.0 a	0.0 a	0.0 a	2.4 a	0.0 a	0.5 a
Calgary CMA	**0.8 a**	**1.4 a**	**0.5 a**	**1.5 a**	**0.5 a**	**1.5 a**	**0.8 a**	**2.4 c**	**0.5 a**	**1.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	629 a	640 c	833 a	984 b	1,095 a	1,134 b	1,109 b	1,305 c	897 a	1,013 b
Zone 2 - Beltline	635 b	739 b	775 a	886 a	1,006 a	1,145 a	1,376 b	1,552 b	841 a	961 a
Zone 3 - North Hill	568 c	631 b	660 a	768 a	815 a	953 b	835 c	1,218 d	717 a	832 a
Zone 4 - Southwest	589 c	638 b	739 a	850 a	915 a	1,023 a	807 b	994 b	818 a	930 a
Zone 5 - Southeast	541 c	633 c	825 a	954 a	869 a	1,006 a	704 a	813 a	820 a	948 a
Zone 6 - Northwest	520 b	578 b	816 a	929 a	931 a	1,095 a	892 b	1,056 c	873 a	1,009 a
Zone 7 - Northeast	n/s	n/s	782 a	835 a	933 a	1,064 a	826 b	927 b	873 a	974 a
Zone 8 - Chinook	635 a	783 b	774 a	927 a	968 a	1,179 a	1,079 b	1,233 b	872 a	1,058 a
Zone 9 - Fish Creek	698 a	781 a	857 a	964 a	987 a	1,113 a	1,007 a	1,137 a	943 a	1,062 a
Calgary City (Zones 1-9)	618 a	691 a	781 a	898 a	962 a	1,092 a	887 a	1,052 a	852 a	976 a
Zone 10 - Other Centres	493 a	523 a	713 a	770 a	837 a	904 a	757 a	843 a	778 a	841 a
Calgary CMA	**617 a**	**688 a**	**780 a**	**897 a**	**960 a**	**1,089 a**	**884 a**	**1,046 a**	**851 a**	**974 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2007 by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	0 c	211	46 a	3,283	21 a	1,542	1 d	21	67 a	5,058
Zone 2 - Beltline	19 c	861	80 a	6,065	60 a	3,136	1 c	47	160 a	10,109
Zone 3 - North Hill	0 c	151	13 b	1,934	8 a	1,180	**	122	27 a	3,388
Zone 4 - Southwest	**	231	55 b	2,009	34 a	2,338	**	316	100 b	4,894
Zone 5 - Southeast	0 a	52	19 a	566	3 a	663	3 a	192	25 a	1,474
Zone 6 - Northwest	0 d	62	44 c	1,969	64 c	2,062	**	450	122 b	4,543
Zone 7 - Northeast	n/s	n/s	12 a	693	28 a	1,114	2 c	75	42 a	1,882
Zone 8 - Chinook	0 c	42	5 a	1,400	4 a	1,322	0 c	58	9 a	2,821
Zone 9 - Fish Creek	0 b	37	11 a	1,214	14 a	2,026	4 a	271	29 a	3,548
Calgary City (Zones 1-9)	24 a	1,649	284 a	19,133	237 a	15,384	37 c	1,551	581 a	37,717
Zone 10 - Other Centres	0 a	23	1 a	116	0 a	252	1 a	42	2 a	433
Calgary CMA	**24 a**	**1,672**	**285 a**	**19,249**	**237 a**	**15,636**	**38 c**	**1,593**	**583 a**	**38,150**

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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	0.3 a	0.0 c	0.2 a	2.9 a	0.2 b	2.9 b	**	**	0.2 a	2.8 a
Zone 2 - Beltline	3.6 d	3.6 d	1.6 a	3.1 b	1.4 a	3.6 b	2.0 c	2.1 c	1.7 a	3.3 b
Zone 3 - North Hill	0.5 b	0.0 c	0.9 a	1.0 a	0.4 a	1.1 a	0.0 d	**	0.7 a	1.3 a
Zone 4 - Southwest	**	**	2.3 b	4.4 c	3.2 c	3.5 c	**	**	2.9 a	3.8 b
Zone 5 - Southeast	0.0 a	5.7 a	2.9 a	4.9 a	2.2 a	1.0 a	4.7 c	2.0 c	2.7 a	2.8 a
Zone 6 - Northwest	0.0 d	0.0 d	2.7 b	3.4 c	3.9 b	4.3 c	2.8 c	3.4 d	3.3 b	3.8 c
Zone 7 - Northeast	n/s	n/s	1.3 a	2.0 a	1.0 a	3.7 a	**	4.3 d	1.2 a	3.1 a
Zone 8 - Chinook	2.2 a	2.4 b	0.7 a	1.5 a	0.8 a	1.8 a	1.1 a	0.0 c	0.8 a	1.6 a
Zone 9 - Fish Creek	0.0 a	0.0 b	1.1 a	2.2 a	0.7 a	1.6 a	1.7 b	2.2 b	0.9 a	1.8 a
Calgary City (Zones 1-9)	2.4 c	2.5 b	1.4 a	2.9 a	1.7 a	2.9 a	2.7 b	3.2 c	1.6 a	2.9 a
Zone 10 - Other Centres	0.0 a	0.0 a	0.0 a	2.6 a	2.0 a	1.2 a	0.0 a	2.4 a	1.1 a	1.6 a
Calgary CMA	**2.3 c**	**2.4 b**	**1.4 a**	**2.9 a**	**1.7 a**	**2.9 a**	**2.6 b**	**3.1 c**	**1.6 a**	**2.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Downtown	**	**	21.7 d	16.9 d	24.9 d	10.4 d	**	**	22.0 d	14.0 c
Zone 2 - Beltline	17.6 d	12.6 c	18.7 a	14.0 c	19.8 a	16.1 d	**	**	18.6 a	15.5 d
Zone 3 - North Hill	**	**	8.8 c	15.0 d	11.4 d	17.7 d	**	**	10.5 d	15.7 d
Zone 4 - Southwest	**	**	18.2 d	15.0 d	20.8 a	15.0 d	++	**	19.4 a	13.9 c
Zone 5 - Southeast	**	**	25.2 a	13.7 a	26.0 a	15.5 a	**	6.7 c	24.0 a	14.4 a
Zone 6 - Northwest	**	**	18.0 d	18.3 a	17.8 d	18.5 a	**	**	17.5 d	18.8 a
Zone 7 - Northeast	**	**	19.8 a	9.9 a	19.2 a	12.2 a	**	**	19.6 a	11.6 a
Zone 8 - Chinook	**	**	16.9 a	**	21.1 a	19.1 a	**	**	19.4 a	21.4 d
Zone 9 - Fish Creek	18.3 a	9.9 b	16.9 d	14.2 a	16.0 d	13.0 a	23.0 d	10.5 a	16.4 a	13.2 a
Calgary City (Zones 1-9)	15.5 d	12.7 c	18.0 a	15.7 a	19.5 a	15.4 a	**	17.0 d	18.4 a	15.5 a
Zone 10 - Other Centres	3.0 a	6.8 a	17.2 a	7.7 a	15.6 a	8.1 a	**	**	15.0 a	8.0 a
Calgary CMA	**15.4 d**	**12.7 c**	**18.0 a**	**15.6 a**	**19.5 a**	**15.3 a**	**	**16.9 d**	**18.3 a**	**15.4 a**

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
Pre 1960	0.0 c	**	0.6 b	2.2 c	0.1 b	2.7 c	**	**	0.4 b	2.3 b
1960 - 1974	0.6 a	1.4 a	0.5 a	1.5 a	0.7 a	1.8 b	0.7 a	3.1 d	0.6 a	1.6 a
1975 - 1989	1.6 c	0.7 b	0.4 a	1.2 a	0.4 a	1.2 a	0.8 d	1.6 c	0.5 a	1.2 a
1990 - 1999	n/u	**	**	**	0.4 b	0.9 d	**	**	0.3 b	0.7 b
2000+	n/s	n/s	**	4.1 b	0.0 d	1.2 a	n/s	**	0.0 d	2.5 a
Total	0.8 a	1.4 a	0.5 a	1.5 a	0.5 a	1.5 a	0.8 a	2.4 c	0.5 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
Pre 1960	603 b	643 d	715 a	788 a	869 b	996 b	**	**	731 a	822 a
1960 - 1974	634 b	731 a	774 a	919 a	943 a	1,084 a	911 a	1,074 b	835 a	973 a
1975 - 1989	609 a	639 a	783 a	880 a	948 a	1,087 a	836 a	1,003 a	861 a	986 a
1990 - 1999	n/u	**	885 c	1,009 b	1,117 c	1,275 b	**	**	1,064 c	1,205 b
2000+	n/s	n/s	1,121 a	1,162 a	1,357 b	1,354 b	n/s	**	1,254 a	1,274 b
Total	617 a	688 a	780 a	897 a	960 a	1,089 a	884 a	1,046 a	851 a	974 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
3 to 5 Units	0.0 d	**	1.2 a	**	1.2 a	1.1 a	1.0 a	2.1 c	1.1 a	1.5 a
6 to 19 Units	**	**	0.6 a	1.8 c	0.7 a	1.9 c	0.0 d	0.0 d	0.7 a	1.8 b
20 to 49 Units	0.4 a	1.3 a	0.6 a	1.2 a	0.3 a	1.5 a	0.9 a	2.8 b	0.5 a	1.4 a
50 to 99 Units	1.0 a	1.4 a	0.7 a	1.4 a	0.5 a	1.5 a	0.0 a	5.3 a	0.6 a	1.5 a
100+ Units	0.5 a	0.5 b	0.1 a	1.4 a	0.3 a	1.4 a	0.6 b	**	0.2 a	1.4 a
Total	0.8 a	1.4 a	0.5 a	1.5 a	0.5 a	1.5 a	0.8 a	2.4 c	0.5 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
3 to 5 Units	488 b	534 c	582 a	714 a	726 a	838 a	760 a	887 a	709 a	831 a
6 to 19 Units	563 b	639 b	656 a	767 a	800 a	939 a	896 b	1,101 c	694 a	809 a
20 to 49 Units	622 b	709 a	766 a	877 a	921 a	1,068 a	1,045 a	1,217 a	835 a	962 a
50 to 99 Units	668 a	691 a	877 a	958 a	1,044 a	1,166 a	1,172 a	1,371 a	949 a	1,044 a
100+ Units	742 b	796 a	894 a	1,059 a	1,103 a	1,240 a	1,244 b	1,485 b	990 a	1,143 a
Total	617 a	688 a	780 a	897 a	960 a	1,089 a	884 a	1,046 a	851 a	974 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

1.4 Private Apartment Vacancy Rates (%)
by Rent Range and Bedroom Type
Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
LT $600	**	0.8 d	0.5 b	0.4 b	**	0.0 d	**	**	1.1 a	0.6 b
$600 - $699	0.3 b	2.7 c	0.5 b	1.2 d	0.2 b	**	**	**	0.5 a	1.4 a
$700 - $799	0.6 b	1.1 a	0.3 a	0.8 a	0.3 b	0.0 c	0.0 d	**	0.3 a	0.7 a
$800 - $899	1.0 d	2.0 b	0.4 a	1.3 a	0.5 a	0.6 a	0.7 b	0.0 c	0.5 a	1.0 a
$900 - $999	**	**	0.5 a	1.6 a	0.2 a	0.2 a	0.0 d	0.0 c	0.3 a	1.1 a
$1000+	**	**	1.9 a	3.4 c	0.6 a	2.5 a	1.2 a	3.8 c	1.0 a	2.9 a
Total	0.8 a	1.4 a	0.5 a	1.5 a	0.5 a	1.5 a	0.8 a	2.4 c	0.5 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Zone 4 - Southwest	**	**	0.0 c	**	0.5 a	2.6 a	0.0 a	1.4 a	0.3 a	1.9 a
Zone 5 - Southeast	n/u	n/u	**	**	0.0 a	6.4 a	1.3 a	1.5 a	0.6 a	3.9 a
Zone 6 - Northwest	n/u	n/u	1.5 b	4.6 a	0.5 a	1.5 a	1.2 a	2.8 a	0.8 a	2.2 a
Zone 7 - Northeast	n/u	n/u	**	**	0.8 a	2.1 a	0.7 a	1.5 a	0.7 a	1.8 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	0.5 a	1.7 a	1.1 a	0.6 a	0.7 a	1.4 a
Calgary City (Zones 1-9)	**	0.0 a	0.7 a	1.9 b	0.5 a	2.4 a	0.9 a	1.8 a	0.7 a	2.1 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	0.0 a	0.7 a	1.9 b	0.5 a	2.4 a	0.9 a	1.8 a	0.7 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	564 b	676 b	810 a	905 a	945 a	1,014 a	848 a	938 a
Zone 5 - Southeast	n/u	n/u	**	**	854 b	1,035 a	915 a	1,042 a	873 b	1,024 a
Zone 6 - Northwest	n/u	n/u	701 b	813 a	947 b	1,103 a	960 b	1,156 a	938 a	1,110 a
Zone 7 - Northeast	n/u	n/u	**	**	944 b	1,071 a	1,024 b	1,181 a	982 b	1,128 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	906 a	988 a	941 a	1,127 a	913 a	1,014 a
Calgary City (Zones 1-9)	**	**	705 b	810 b	907 a	1,038 a	971 a	1,138 a	925 a	1,071 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	705 b	810 b	907 a	1,037 a	971 a	1,138 a	925 a	1,070 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2007 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0 a	23
Zone 4 - Southwest	**	**	**	27	5 a	199	2 a	147	7 a	376
Zone 5 - Southeast	n/u	n/u	**	**	17 a	264	4 a	262	21 a	540
Zone 6 - Northwest	n/u	n/u	3 a	65	10 a	650	15 a	542	28 a	1,258
Zone 7 - Northeast	n/u	n/u	**	**	10 a	472	8 a	517	18 a	995
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	11 a	643	1 a	172	12 a	851
Calgary City (Zones 1-9)	0 a	4	3 b	157	54 a	2,242	30 a	1,709	87 a	4,112
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0 a**	**4**	**3 b**	**157**	**54 a**	**2,252**	**30 a**	**1,709**	**87 a**	**4,122**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0.0 a	0.0 a
Zone 4 - Southwest	**	**	**	**	3.0 a	2.6 a	2.0 a	1.4 a	2.7 a	1.9 a
Zone 5 - Southeast	n/u	n/u	**	**	2.5 a	10.2 a	1.6 a	3.1 a	1.9 a	6.5 a
Zone 6 - Northwest	n/u	n/u	1.5 b	4.6 a	1.8 b	3.7 a	2.8 a	3.9 a	2.2 a	3.8 a
Zone 7 - Northeast	n/u	n/u	**	**	1.6 a	3.2 a	1.6 a	2.7 a	1.5 a	2.9 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	0.5 a	3.0 a	1.1 a	0.6 a	0.7 a	2.5 a
Calgary City (Zones 1-9)	**	0.0 a	1.3 a	2.6 a	1.5 a	4.1 a	1.9 a	2.7 a	1.6 a	3.4 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**0.0 a**	**1.3 a**	**2.6 a**	**1.5 a**	**4.1 a**	**1.9 a**	**2.7 a**	**1.6 a**	**3.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07	Oct-05 to Oct-06	Oct-06 to Oct-07
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Beltline	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	**	**	16.5 a	10.1 c	20.5 a	7.7 a	17.1 a	10.4 a
Zone 5 - Southeast	n/u	n/u	**	**	19.8 d	19.8 a	**	**	**	17.6 a
Zone 6 - Northwest	n/u	n/u	**	**	13.5 c	19.3 a	**	17.0 d	11.8 c	18.6 a
Zone 7 - Northeast	n/u	n/u	**	**	**	13.3 a	**	**	**	13.6 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	10.3 a	10.0 a	9.6 a	12.5 a	11.0 a	11.1 a
Calgary City (Zones 1-9)	**	**	**	13.5 c	15.7 a	14.8 a	14.9 d	14.2 a	15.0 c	14.6 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	**	13.5 c	15.7 a	14.7 a	14.9 d	14.2 a	15.0 c	14.6 a

1The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

4.1.1* Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Calgary CMA - October 2007

Condo Sub Area	Rental Condominium Apartments				Apartments in the RMS[1]			
	Oct-06		Oct-07		Oct-06		Oct-07	
Core	0.6	b	1.2	a	0.4	a	1.4	a
West	0.7	b	0.2	b	0.7	a	1.6	a
East	**		0.0	a	0.5	a	1.8	a
Calgary CMA	**0.7**	**a**	**0.7**	**a**	**0.5**	**a**	**1.5**	**a**

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

4.1.2* Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Calgary CMA - October 2007

Condo Sub Area	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +			
	Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]		Rental Condo Apts.		Apts. in the RMS[1]	
Core	n/s		705	a	1,084	d	891	a	1,370	c	1,105	a	**		1,345	b
West	n/s		656	a	1,019	c	911	a	1,055	b	1,095	a	**		1,070	b
East	n/s		595	b	**		878	a	1,046	b	1,025	a	n/s		843	a
Calgary CMA	**n/s**		**688**	**a**	**1,063**	**c**	**897**	**a**	**1,217**	**b**	**1,089**	**a**	**		**1,046**	**a**

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

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The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix links for more details

4.1.3* Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Calgary CMA - October 2007

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Core	n/s	n/s	**	1,084 d	**	1,370 c	n/s	**	**	1,242 c
West	**	n/s	779 d	1,019 c	**	1,055 b	n/s	**	**	1,051 b
East	n/s	n/s	866 b	**	**	1,046 b	n/s	n/s	962 d	1,050 b
Calgary CMA	**	n/s	**	1,063 c	1,212 d	1,217 b	n/s	**	1,047 c	1,158 b

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The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.2.1* Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Calgary CMA - October 2007

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA				
3 to 9 Units	**	0.0 c	1.3 a	1.5 b
10 to 19 Units	**	**	0.4 a	1.9 b
20 to 49 Units	**	0.6 a	0.5 a	1.4 a
50 to 99 Units	1.1 d	0.4 b	0.6 a	1.5 a
100+ Units	0.5 b	0.9 a	0.2 a	1.4 a
Total	0.7 a	0.7 a	0.5 a	1.5 a

1Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.3.1* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Core	10,253	12,398	2,359 d	3,659 d	23.0 d	29.5 d	0.6 b	1.2 a
West	13,496	14,265	2,093 d	2,372 d	15.5 d	16.6 d	0.7 b	0.2 b
East	2,940	3,446	342 c	432 c	11.6 c	12.5 c	**	0.0 a
Calgary CMA	**26,689**	**30,109**	**4,704 a**	**6,447 a**	**17.6 a**	**21.4 a**	**0.7 a**	**0.7 a**

1Columns may not add in the esimated number of Rental Units due to a) rounding or b) variability due to sampling.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

4.3.2* Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Calgary CMA - October 2007

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA								
3 to 9 Units	300	335	**	**	**	**	**	0.0 c
10 to 19 Units	975	1,253	**	322 d	**	25.7 d	**	**
20 to 49 Units	5,890	6,687	1,215 d	1,620 d	20.6 d	24.2 d	**	0.6 a
50 to 99 Units	6,424	5,429	1,170 d	1,167 d	18.2 d	21.5 d	1.1 d	0.4 b
100+ Units	13,100	16,405	2,153 a	3,306 d	16.4 a	20.2 d	0.5 b	0.9 a
Total	26,689	30,109	4,704 a	6,447 a	17.6 a	21.4 a	0.7 a	0.7 a

1Columns may not add in the esimated number of Rental Units due to a) rounding or b) variability due to sampling.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

5.1* Secondary Rented Unit[1] Average Rents ($) by Dwelling Type
Calgary CMA - October 2007

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07	Oct-06	Oct-07
Calgary CMA										
Single Detached	n/a	n/s	n/a	**	n/a	1,043 c	n/a	1,331 b	n/a	1,242 b
Semi detached, Row and Duplex	n/a	n/s	n/a	n/s	n/a	861 b	n/a	1,052 b	n/a	988 b
Other-Primarily Accessory Suites	n/a	n/s	n/a	**	n/a	763 b	n/a	**	n/a	789 b
Total	n/a	n/s	n/a	**	n/a	880 b	n/a	1,167 b	n/a	1,045 b

1Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

5.2* Estimated Number of Households in Secondary Rented Units [1] by Dwelling Type
Calgary CMA - October 2007

	Estimated Number of Secondary Households in Secondary Rented Units[1]	
	Oct-06	Oct-07
Calgary CMA		
Single Detached	n/a	19,305 a
Semi detached, Row and Duplex	n/a	21,414 a
Other-Primarily Accessory Suites	n/a	8,334 b
Total	n/a	49,052 a

1Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

*CMHC is continuously assessing survey methodologies, weighting and classifications used to ensure accurate results. This examination and the impact of recently released 2006 Census data may result in modification to some statistics previously published.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix** links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2007, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Kelowna, Toronto and Vancouver.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2006 data presented in this publication is based on Statistics Canada's 2001 Census area definitions. October 2007 data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household incomes for 2006 and 2007.

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